



## **Request for City Council Committee Action from the Department of Community Planning and Economic Development - Development Services Division**

Date: June 20, 2013

To: Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning and Planning Committee

**Subject:** As the Responsible Governmental Unit (RGU), the City of Minneapolis is ordering an Alternative Urban Areawide Review (AUAR) process for the East Village development.

The AUAR review area includes a five-block area in downtown Minneapolis, with three blocks bounded by South 3<sup>rd</sup> Street, 5<sup>th</sup> Avenue South, South 4<sup>th</sup> Street, and Chicago Avenue South. The additional two blocks are bounded by South 4<sup>th</sup> Street, 5<sup>th</sup> Avenue South, South 5<sup>th</sup> Street, and Park Avenue South (see attached map).

**Recommendation:** Adopt the final order for review of the East Village AUAR. Two development scenarios will be studied in the AUAR, both of which are consistent with the Minneapolis Comprehensive Plan. The scenarios are:

**Minimum Development Scenario:** up to 1,400,000 square feet of office; 410 residential units (or 350 residential units and a 150 room/110,000 square foot hotel); 80,000 square feet of retail; and 1,925 parking spaces; all concentrated on the three blocks along South 3<sup>rd</sup> Street. The two blocks along South 5<sup>th</sup> Street are proposed for park use.

**Maximum Development Scenario:** up to 2,580,000 square feet of office; 335 residential units (or 275 residential units and 150 room/110,000 square foot hotel); 105,000 square feet of retail; and 2,725 parking spaces; all concentrated on the three blocks along South 3<sup>rd</sup> Street and extending along 5<sup>th</sup> Avenue South for approximately 1/3 of the block ending at South 5<sup>th</sup> Street. The majority of the two blocks along South 5<sup>th</sup> Street is proposed for park use.

The park area under both scenarios is consistent with the plaza/park plan proposed by the Minnesota Sports Facilities Authority and being evaluated under the Multi-Purpose Stadium EIS.

**Ward: 7**

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Approved by: Jason Wittenberg, Planning Manager  
Presenters in Committee: Hilary Dvorak, Principal Planner

**Community Impact:**

Neighborhood Notification: Not applicable. None needed for this EQB mandated decision.

- City Goals: Not applicable
- Comprehensive Plan: Not applicable
- Zoning Code: Not applicable
- End of 120-day decision period: Not applicable
- Other: Not applicable

**Background/Supporting Information:** A draft order for the AUAR was published in the Environmental Quality Board (EQB) *Monitor* on May 13, 2013. The rules require a 30-day comment period to allow government units and interested parties an opportunity to comment. The purpose of the comments is to suggest additional development scenarios and relevant issues to be analyzed in the review. The 30 day comment period began on May 13, 2013, and ended on June 12, 2013.

One comment letter was received from Hennepin County. The County is requesting that traffic be studied beyond the boundaries of the AUAR and include cumulative impacts from both the proposed development and the Minnesota Multi-Purpose Stadium as far as Washington Avenue South, 3<sup>rd</sup> Avenue South, South 8<sup>th</sup> Street and I-35W. The County is also requesting that further clarity be provided in terms of the proposed plaza/park and what scenarios are being considered for road closures (partial/permanent/temporary). The traffic analysis will study both of these.

Since no additional development scenarios were suggested to be studied the development scenarios as originally proposed will be those studied as part of the environmental review process.